

**Item:** \_\_\_\_\_  
**Fiscal Impact:** \_\_\_\_\_ N/A  
**Funding Source:** \_\_\_\_\_ N/A  
**Account #:** \_\_\_\_\_ N/A  
**Budget Opening Required:** \_\_\_\_\_ N/A

**ISSUE:**

Application: ZT-14-2008. Approve an Ordinance amending Sections 7-6-209, 7-6-210 and 7-6-306 of Title 7 for clarification of allowable height for storage areas above accessory buildings.

**SYNOPSIS:**

Staff is requesting a zone text change for the Height Restrictions for accessory buildings in single family residential zoning districts. This text change would add language to the Height Restrictions section that would limit storage area above accessory buildings to a maximum of five feet. Currently the ordinance only allows accessory buildings to be one story in height. Storage area is allowed in accessory buildings as long as the area is less than a story.

**BACKGROUND:**

The West Valley City code defines a story as a minimum of seven feet tall clear headroom. There have been some building permits where the applicant has applied for storage space that is just under the regulations for a story and are approved as they meet our city code, but often end up being used for living space above the garage. This text change would still allow storage space above the garage or accessory building, but would only allow up to five feet of storage area. In addition, this text change would note that accessory buildings in the agricultural zones that have less than half an acre of property may use the same standards for accessory buildings in residential zones for setbacks, height restrictions, as well as area coverage on a lot.

**RECOMMENDATION:**

Staff recommends the approval of the proposed text change.

**SUBMITTED BY:**

Joseph Moore, Community and Economic Development Director  
Hannah Thiel, Planner I